

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Shaikpet Mandal – Transfer of Rights on certain occupations / encroachments of specified categories of unassigned Government lands – A/o Sri Kundur Ramakrishna Reddy S/o K. Gopal Reddy R/o 8-2-269/1 & 2, Road No.2, Banjara Hills, Hyderabad for regularization of Government land admeasuring 947 Square Yards encroached in Pr. No. 8-2-269/1 & 2 in Sy. No. 403P, TS No. 1/1/1A/1, Block-B, Ward No.10 of Shaikpet Village and Mandal of Hyderabad District under the provisions of G.O. Ms. No. 166, dated 16.2.2008 – Permission accorded – Orders - Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1715

Dated 13.09.2011.

Read the following :-

- (1) Application Sl. No.13072 dated 26.04.2008 of Sri K.Rama Krishna Reddy addressed to the District Collector – Hyderabad.**
- (2) Letter No. 12/4886/2008, dated 10.01.2011 of the District Collector – Hyderabad addressed to the Special CS and CCLA Hyderabad.**
- (3) From the Chief Commissioner of Land Administration, AP Hyderabad Letter No. BB2/95/2011, dated 06.08.2011.**

-:O:-

ORDER :-

Sri K.Ramakrishna Reddy S/o K.Gopal Redd filed an application No. 13072 dated 26.4.2008 under the provisions of G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 before the District Collector – Hyderabad stating that he is willing to get transfer of rights by paying the value as fixed by the competent authority. In the said application, the applicant has indicated that the extent of land occupied is 947 Square yards. Structured area is 700 Square yards and vacant area is 247 Square Yards. In respect of documentary proof, for establishing the occupation, it has been indicated that Sale Deed Document No. 3014 of 1966, Electricity Bill Receipt and Construction Permission from MCH.

2. On receipt of the said application from K.Ramakrishna Reddy under the provisions of G.O. Ms. No. 166, dated 16.2.2008, the District Collector – Hyderabad has referred the same to the Tahsildar – Shaikpet Mandal for detailed report vide Collector Lr. No. 12/4886/2008, dated 05.05.2008.

3. In response to the above, the Tahsildar-Shaikpet Mandal has prepared Annexure containing the details of the case along with TSLR Extract, Sketch and sent to the Districts Collector – Hyderabad vide Tahasildar Lr. No. E/2025/2008, dated 04.07.2009.

4. As per the Annexure prepared by the Tahsildar-Shaikpet, the total extent of land applied is 947 Square Yards (792 Square Meters), falls in Sy. No. 403/P, T.S. No. 1/1/1A/1, Block “B”, Ward No.10, Shaikpet Village and Mandal, Hyderabad District. [Structured area is 405 Square Meters and vacant area is 387 Square Meters]. The land is classified as Government land. With regard to details of documents establishing occupation of the site under reference, Document No. 3014/1966 dated 10.12.1966 has been shown. Electrical connection No. S1-8461 dated 01.04.2008 and date of construction permission 24.05.1995 has been shown. Basic Value of the land as on 31.12.2003 has been shown as Rs.7,500/- per square yard.

5. Sri K.Ramakrishna Reddy has filed another application dated 13.5.2009 before the District Collector – Hyderabad for the reasons mentioned therein has requested to consider his application under G.O. Ms. No. 166, dated 16.2.2008 since he is sole claimant and the Hon'ble High Court in its Common Order dated 31.12.2008 in WP No. 15316 of 2004 and 17409 of 2004 confirmed his possession of the land under reference and a report has been called for from the Tahsildar by the District Collector, Hyderabad.

6. In response to above, the Tahsildar Shaikpet vide Lr. No.E/2025/2008, dated 26.11.2010 has submitted that the sanctioned plan of MCH issued vide Permit No. 295/TP5/95, dated 09.08.1995 has been verified and the land also has been measured on ground and the following details have been given.

contd.2.

	As per MCH permission (in Square Meters)	As per spot position (in Square Meters)
Built-up area	269.80 (323 Square Yards)	447 (534 Square Yards)
Vacant area / setback	302 (361 Square Yards)	345 (413 Square yards)
Total	571.80 (684 Square Yards)	792 (947 Square yards)

7. After receipt of the report from the Tahsildar Shaikpet, the District Collector – Hyderabad has informed the Special CS and CCLA that Sri Kundur Ramakrishna Reddy S/o Sri K.Gopal Reddy has filed an application as per the terms of G.O. Ms. No. 166, dated 16.2.2008 for Transfer of Rights (Regularization) of government land in respect of Pr. No. 8-2-269/1 & 2, Road No.2, Banjara Hills to an extent of 947.00 Square Yards. The Tahsildar-Shaikpet has reported that the applied land falls in Sy. No. 403/P, TS No. 1/1/1A/1, Block “B”, Ward No. 10, Shaikpet Village and Mandal which is classified as Government land and applicant has submitted the Registered Document. The District Collector – Hyderabad has given the market value particulars and as per that the amount payable by the applicant is Rs.72,75,000/- (Rupees Seventy two lakhs and seventy five thousand) only.

8. While giving the above report, the District Collector – Hyderabad also submitted that the case was placed before the District Level Committee Meeting held on 08.12.2010 and the Committee have approved the case on payment of market value to an extent of 947.00 Square yards.

9. In the reference 3rd read above, the Special C S and CCLA addressed to Government has informed that the proposal of the District Collector – Hyderabad for regularization of Government land encroached by Sri Kundur Ramakrishna Reddy S/o K.Gopal Reddy to an extent of 947 Square Yards in Pr. No. 8-2-269/1 & 2 in Sy. No. 403P, TS No. 1/1/1A/1, Block ‘B’, Ward No.10 of Shaikpet Village and Mandal, Hyderabad District was placed before the State Regularization Committee held on 23.7.2011. The Committee has recommended the proposal of the Collector – Hyderabad for regularization of 947 Square yards Pr. No. 8-2-269/1 & 2 in Sy. No. 403P, TS No. 1/1/1A/1, Block ‘B’, Ward No.10 of Shaikpet Village and Mandal, Hyderabad District on payment of basic value of Rs.7,500/- per Square yard as on 31.12.2003 and total amount payable is Rs.72,75,000/- (Rupees Seventy two lakhs and seventy five thousand) only.

10. The Special CS and CCLA while furnishing the copy of minutes of the Regularization Committee in respect of the case under reference and Collector’s proposal with connected file in original bearing No. 12/4886/2008 has requested the Government to issue necessary orders in the matter.

11. Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No. 166, Revenue (Assn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the Regularization Committee hereby accord permission for regularization of Government land measuring an extent of 947 Square Yards in Pr. No. 8-2-269/1 & 2 in Sy. No. 403P, TS No. 1/1/1A/1, Block ‘B’, Ward No.10 of Shaikpet Village and Mandal, Hyderabad District in favour of Sri Kundur Ramakrishna Reddy S/o K.Gopal Reddy on payment of basic value of Rs.7,500/- per Square yard as on 31.12.2003 and total amount payable is Rs.72,75,000/- (Rupees Seventy two lakhs and seventy five thousand) only as per the G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 as recommended by the State Level Regularization Committee in its meeting held on 23.07.2011. The above transfer of rights are subject to ensuring the following conditions.

contd.3.

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- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.**
- (ii) The Registered Document should be verified about its validity and genuineness and to be attested as recommended by the CCLA Committee before issuing Notice to the applicant for payment of charges.**
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.**
- (iv) All other conditions prescribed in G.O. Ms. No.166, should be followed.**

12. The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad and the District Collector – Hyderabad shall take necessary further action accordingly.

13. The original records of O/o the District Collector – Hyderabad file bearing C.No.12/4886/2008 containing 14 pages of Note File and 278 pages of Current File (total 293 pages) is returned herewith returned to the District Collector – Hyderabad. The receipt of the records may kindly be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT**

**To
The Special Chief Secretary and Chief Commissioner of
Land Administration, AP-Hyderabad.
The Collector – Hyderabad.
(with orgnl.records)**

**Copy to:
The Applicant (thro' the Collr.Hyd)
SF / SC**

/ Forwarded :: By Order /

SECTION OFFICER